

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

<b>Application No.:</b>	23/01062/FULL
<b>Location:</b>	Ditton Manor Ditton Park Road Datchet Slough SL3 7JB
<b>Proposal:</b>	Hotel-led development comprising the conversion, extension and alteration of the existing Manor House and associated buildings, including the North Gatehouse, East Gatehouse, South Gatehouse, Chapel and Granary, to a flexible hotel and wedding/conference venue (Use Class C1 and Sui Generis) with associated ancillary facilities including bar, restaurant and gym/spa; additional two storey hotel accommodation block (Use Class C1); erection of a marquee for wedding/conference use (Sui Generis); demolition and erection of a new one storey community building (Use Class F2); car parking; landscaping; and other associated works.
<b>Applicant:</b>	Ditton Park Property Unit Trust
<b>Agent:</b>	Mr Harry Spawton
<b>Parish/Ward:</b>	Datchet Parish/Datchet Horton And Wraysbury
<b>If you have a question about this report, please contact:</b> Sarah Chesshyre on or at <a href="mailto:sarah.chesshyre@rbwm.gov.uk">sarah.chesshyre@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 Following the publication of the main Committee report, representations objecting to the proposals have been received from three additional local residents. Further representations have also been received from a resident who previously commented on the application. The representations raise issues relating to noise and amenity, traffic, concerns regarding crime and anti-social behaviour, and access for residents to the parkland. These issues were all raised in previous comments received on the application, which are summarised and addressed in the Committee report.
- 1.2 A query was received from a resident regarding consultation with Historic England. In the summary of consultation responses in paragraph 8.4 of the Committee report, it states that Historic England are not required to be consulted on the application. Historic England are statutory advisors on the historic environment, on behalf of DCMS. The statutory requirement to notify/consult Historic England on planning applications and heritage consents is set out under the 'Arrangements for handling heritage applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021'. There is no requirement to consult Historic England on the application, and therefore they advised that they would not provide comments on the application.
- 1.3 The Council has received the following information from the applicant:
- Confirmatory Site Visit Report prepared by Tyler Grange dated 28<sup>th</sup> February 2024
- 1.4 The report responds to issues raised in paragraphs 9.128-9.130 of the Committee report regarding the age and validity of the ecological surveys. The site visit report provides confirmation from the applicant's ecologist that an update site visit was undertaken and that the findings of the initial ecological surveys remain valid. The Council's Ecologist has reviewed the report and confirmed

that for the purposes of assessing the application the surveys remain valid at this time.

- 1.5 In light of the above additional information, the proposals would not have any unacceptable ecological impacts subject to conditions securing a Construction Environmental Management Plan for Biodiversity, a Biodiversity Net Gain Plan, details of lighting, an invasive species method statement, and details of ecological enhancements. Therefore, the eighth reason for refusal should be omitted from the recommendation.
- 1.6 In addition to the above Confirmatory Site Visit Report, additional information from the applicant was submitted. This information was unsolicited. Officers have reviewed the information and it does not add any new material to that which has already been formally submitted, assessed, and consulted upon and therefore does not require further review or consultation.

**The eighth reason for refusal should be omitted from the recommendation. The overall recommendation to refuse the planning application for the remaining eight identified reasons (reasons 1-7 and 9 of the main committee report) remains unchanged.**

